

**LODGE MASTER COMMUNITY ASSOCIATION
141 FIREHOUSE ROAD
CLE ELUM, WASHINGTON**

**MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD AT THE REAL ESTATE SALES CENTER, DISCOVERY CONFERENCE ROOM
APRIL 22, 2026, 2:00 P.M.**

MEMBERS:

Tucker Stevens	President
Christine Kipp	Vice President
Kirsten Brunker	Secretary-Treasurer

MANAGEMENT:

Edward Simpkins	Director of Community Associations
Jennifer Kramer	Deputy Director of Community Associations
Megan Huddleston	Senior Accountant
Luis Arvizu	Director of Engineering
Brandi Darnall	Owner Relations Manager
Cody Martz	Director of Operations
Courtney Kephart	Assistant Director of Operations
Vanessa Reust	Senior Manager Accounting Shared Services
Houston Perkins	General Manager and Vice President of Hospitality

GUESTS:

Lindsey Fay	Owner
Jason Fay	Owner
Brian Jacobson	Owner
Annalisa Johnson	Owner
Ian Webb	Owner
Andy	Owner
Todd Peters	Account Executive, IMA Financial Group, Inc. (until 2:33 p.m.)
Bethany Young	Recording Secretary, Minutes Solutions Inc. (via teleconference)

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 2:00 p.m.

2. APPROVAL OF AGENDA

On a motion made by Kirsten Brunker, seconded by Christine Kipp, it was resolved to approve the agenda for the April 22, 2026, Board meeting, as presented. Motion carried at 2:04 p.m.

3. APPROVAL OF MINUTES

On a motion made by Kirsten Brunker, seconded by Christine Kipp, it was resolved to approve the minutes of the Board of Directors meeting held on January 28, 2026, as amended. Motion carried at 2:06 p.m.

Item 13 of the January 28, 2026, minutes should reflect that the LMCA Board did not approve the request by the owners of Unit 2010 at that meeting. Instead, the Board sought further information on the availability of power to accommodate the hot tub, sauna, and plunge pool before approving the request.

Christine Kipp expressed her concern that the reports referenced in the minutes as being available in the Board packet are not available to a wider audience. Tucker Stevens explained the entire package is available to all owners upon request.

4. OWNERS FORUM

There were no owner comments.

5. CORRESPONDENCE

There were no items to discuss.

6. CONSENT CALENDAR

There were no items to ratify.

7. IMA INC INSURANCE PRESENTATION

Christine Kipp made a motion to have an IMA insurance representative meet with the LRCA Board to present the insurance policy and answer questions. Motion died for lack of a seconder.

ACTION – A document will be created with Real Capital Solutions to clarify which named insured entity will be contacted to resolve claims. It will also specify that the policy insures the shell of the building and its master elements.

ACTION – Christine Kipp will provide Management with a list of her questions regarding the insurance policy that will be sent to the IMA representative for response.

Todd Peters provided a brief overview of The Lodge at Suncadia Master Community insurance program. LMCA and LRCA are listed as additional named insured entities to the policy with Real Capital Solutions. He explained that the policy structure is layered for insurance companies to share in the risk. He identified the total insured value and the cost savings realized with the current plan. He reviewed the deductibles, property coverage, and sub-limit coverage by building element, and standard key exclusions. Todd Peters answered clarifying questions from the Board.

8. TREASURER'S REPORT

8.1 Financial Reports Q1 – 2026

ACTION – Megan Huddleston will send a summary of Management's request to move or supplement the \$11,500 in a Raymond James savings account to earn a higher interest rate to the Board for their review.

ACTION – The Board will decide their preferred method to earn a higher interest rate on the \$11,500 savings account at Raymond James via email after reviewing the summary of options provided by Megan Huddleston.

Megan Huddleston presented the Q1 2026 financial report, including balance sheet, income, expenses, and reserves as of March 31, 2026. She explained line-item variances and compared the actual amounts to the budget forecast. Megan Huddleston explained that since the 2026 budget was approved, the Association has been notified of increases to utility costs which may result in overages this year.

9. MANAGEMENT REPORT

9.1 Staff Report

Cody Martz was introduced as the new Director of Operations. Brandi Darnall has migrated the Board documents from Teams, and set up a new file location for all Suncadia Boards. Board members will begin to see more documents coming into their Board packets that will be easier to download. Jennifer Kramer explained that once the LMCA has finalized approval of the request from the owners of Unit 2010, it will be sent to the LRCA for their approval. The LRCA will need to send their approval back to the LMCA. The staff report was included in the Board packet.

9.2 Engineer's Update

Luis Arvizu announced that The Lodge passed the annual fire marshal inspection. The fire extinguishers are up to date. A photographic inspection of the roof showed that the condition of the shingles is not as bad as anticipated. The elevator door operators will be installed in May, 2026. He informed the Board that during a test of the backup generator it was found that the emergency exit lights do not respond to the backup power since they do not have batteries. He plans to replace all the fire exit lights which is already budgeted for in the reserves.

10. LRCA REPORT

ACTION – Management will monitor the mopping of the waste room floor to ensure it is happening on a regular basis.

ACTION – Luis Arvizu will address the issue of the abandoned car and motorcycle in the garage.

ACTION – Management will verify the exterior window washing schedule and inform the LRCA.

Christine Kipp provided updates on the status of LRCA projects and shared concerns regarding the building. She reported that the service elevator doors continue to be propped open and that the waste closet is not being mopped. She requested the exterior residential windows be washed twice a year. The complete LRCA report is included in the Board packet.

11. PRESIDENT'S REPORT

There was no new information to report.

12. UNFINISHED BUSINESS

There was no unfinished business to discuss.

13. NEW BUSINESS

13.1 Reserve Allocation for Hallway Door and Trim Improvement Project

ACTION – Brian Jacobson, LRCA Board President, and Luis Arvizu will determine the number and location of hallway doors that are the respective responsibility of the LRCA, the LMCA, and Services for appropriate billing.

The Board discussed the plan to address the hallway door trim and the shared costs for the project. The LRCA determines if the work needs to be done and the LMCA needs to pay for the portion of the work on the doors in their jurisdiction. The Board decided that once the final door counts are obtained, the LMCA will contract with Joel Peplow to complete the LRCA-directed trim work for the doors under the jurisdiction of the LMCA and Services. The LMCA will bill back to Services for their portion of the work. The Board will finalize their approval over email once the door count is agreed upon.

13.2 Reserve Fund Allocation for Trash Room Repairs

On a motion made by Christine Kipp, seconded by Kirsten Brunker, it was resolved to approve transferring the \$8,802.04 trash room repair expense from the operating account to the reserve account. Motion carried at 3:12 p.m.

ACTION – Kirsten Brunker will determine if public health requirements necessitate covers for the waste room trash bins.

Management explained that they were asked to address the trash room. The repair work that was completed was scheduled in the reserves' report for 2027. Management paid for the repairs out of the operating account to avoid waiting until after the April 22, 2026, Board meeting. Reynolds was paid \$7,849.04 for door closures and kick-plates. MacDonald-Miller was paid \$953 for ventilation improvements.

13.3 Reserve Fund Allocation for Hot Water Leak

On a motion made by Christine Kipp, seconded by Kirsten Brunker, it was resolved to approve transferring the \$19,871.51 hot water leak repair expense from the operating account to the reserve account. Motion carried at 3:16 p.m.

ACTION – Luis Arvizu will provide a paragraph to Management describing the work that was authorized on an emergency basis to be included in the Board packet for the next scheduled Board meeting.

Management explained that due to a timing issue, the hot water leak repair work was paid for out of the operating account. Luis Arvizu explained the repairs and stated that replacing pipes has been a reserve expense in the past. Al-Cord Group General Construction was paid \$4,650.50 to repair water damage to walls and the floor. MacDonald-Miller was paid \$15,221.01 for their work to replace pipes and balance the system.

14. EXECUTIVE SESSION

There was no executive session.

15. NEXT MEETING

The date of the next Board of Directors meeting is July 22, 2026.

16. **ADJOURNMENT**

The meeting closed at 3:17 p.m.

The Board packet, referenced reports, and supplementary documentation are available by request to Suncadia Management at communityassociations@suncadia.com or 509-649-270.

DISCLAIMER

The above document should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Kirsten Bruner

Kirsten Bruner (Jul 30, 2026 14:18:49 PDT)

Director

07/30/26

Date

Director

Date

3.a LMCA April 22 2026 Draft Board Meeting Minutes

Final Audit Report

2026-07-30

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"3.a LMCA April 22 2026 Draft Board Meeting Minutes" History

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